



Portishead Town Council

The Folk Hall, 95 High Street, Portishead, BS20 6PR Tel: 01275 847078 www.portishead.gov.uk

**MINUTES OF PLANNING ADVISORY COMMITTEE MEETING
HELD ON WEDNESDAY 5TH OCTOBER 2022
HYBRID MEETING**

Attending in person: Councillors Slatter (Chairman), Davey, Cartwright, Mason, Holland and Whitfield

Staff in attendance: S.Sherborne – Deputy Clerk (Minutes, Cameras and IT)

Public: There were no members the public or press that took part in the meeting.

PL1223 Chairman's welcome

The Chairman welcomed members and explained that whilst there were no fire drills planned, the evacuation point is the Folk Hall car park opposite

PL1224 Apologies for absence (LGA1972 s85)

RESOLVED

Members received, considered, and approved the following apologies and absence:

- Councillor Paddy Sterndale: ill health
- Councillor Robert Bull: planned leave

PL1225 Declaration of Councillors' interests and requests for dispensations (exemptions) (Localism Act 2011 s29-34)

There were no declarations of interest or requests for dispensations received at the time the Chairman called but the following declaration was made during Chairman updates:

- **Councillor Davey**
Planning application 22/P/1372/FUH

The Chairman of the meeting gave a warm welcome to Councillor Whitfield, who had recently joined the committee.

PL1226 To receive the Chairman's report:

The Chairman offered the following updates:

Lifeboat Trust Steps

Portishead Lifeboat Trust is waiting written confirmation from its solicitors that the land in question has no legal owner. Once received they will be writing to North Somerset Council to ask them to adopt the steps once installed.

WECA bus survey

This consultation was brought to the Town Council's attention in the last two weeks. The closing date for responses was 4th October. Members of the committee have submitted the following response: any improvements need to reinstate connections along the coast to Clevedon (56) and to North Bristol (X5), the X5 from Weston to stop at the top of Portishead (Down Road, Weatherly Drive) and all bus services to be more reliable to encourage people to use the service, cheaper fares, reinstatement of 56 and X5 service to marina area.

*** Cllr Davey declared an interest in 55 Denny View.*

Traffic Management 2022 Consultation

A meeting reviewed North Somerset Council's Traffic Management 2022 review and responded prior to month end. The response from North Somerset Council was negative to the councils' comments. Portishead Town Council responded to counteract the comments but made it clear that the comments made should not be used to delay the works which were agreed. It was understood that further comment by the council is of no value as the office concerned rebuts the parishes views despite local knowledge.

West Hill Road maintenance

North Somerset Council has allocated sufficient funds to undertake complete resurfacing of West Hill from Lower Down Road to Nore Road in 2022/23. The provisional start date is 13th February 2023.

Wyndham Way Study Area consultation open for residents – update

A new consultation was launched 23/09/22. This is available for everyone to comment:

<https://wyndhamway.co.uk/index.php?timelineid=41>

Portishead Branch Line – MetroWest Phase 1 – update

Responses to the Secretary of States consultation letter dated 02/09/22 are now available online:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-west/portishead-branch-line-metrowest-phase-1/?ipcsection=docs>

There is a letter submitted by Portishead Railway group asking for an earlier start date, which is currently planned for the end of 2026.

PL1227 Public participation relating to meeting agenda items

There were no members of the public present in the room or online.

PL1228 To consider and approve the Minutes of the last meeting:

Members considered the Minutes of the Planning Advisory committee meeting held on 7th September 2022.

It was proposed by Councillor Slatter and seconded by Councillor Mason that the Minutes of the meeting held on 7th September 2022 be agreed by Councillors and signed by the Chairman as a correct record.

A vote was taken with a majority in favour. Councillor Davey abstained from voting as she was not present at the meeting in September to be able to verify the Minutes.

RESOLVED

That the Minutes of the meeting held on 7th September 2022 be signed by the Chairman as a correct record.

PL1229 The following planning applications will be considered:

Reference	Address	Summary
22/P/1412/FUL	23 Hillcrest Road, BS20 8HN	<p>Demolition of existing dwelling and proposed erection of 2no. dwellings</p> <p>The meeting understood that there had been several applications. There were 4 neutral comments online with concern regarding access and building contractors. It noted that there is comment from North Somerset Council's transport division asking for a condition to be placed requiring 3 parking spaces.</p> <p>Councillor Slatter proposed no objection subject to:</p> <ul style="list-style-type: none"> • the neighbours concerns being considered • North Somerset Council's parking standards being applied • comments regarding access being considered <p>Councillor Mason seconded the proposal. Vote: all in favour</p> <p>RESOLVED</p> <p>No objection subject to:</p> <ul style="list-style-type: none"> • the neighbours concerns being considered • North Somerset Council's parking standards being applied • comments regarding access being considered
22/P/1979/FUH	33 Combe Avenue, BS20 6JS	<p>Proposed erection of a two-storey side extension and single storey front extension/Porch with internal alterations.</p> <p>It was noted that there were no comments online, but parking standards were discussed.</p> <p>Councillor Slatter proposed no objection subject to compliance with North Somerset Council parking standards</p> <p>Councillor Davey seconded the proposal. Vote: all in favour</p> <p>RESOLVED</p> <p>no objection subject to compliance with North Somerset Council parking standards.</p>
22/P/2106/FUH	26 Rippleside, BS20 6NB	<p>Proposed Erection of an outbuilding, with landscaping alterations.</p> <p>It was noted that there were 4 comments online, 2 in support and 2 against the development, which was built over 2 years ago. An email complaint from a neighbour had directly been received by the Ward councillor regarding the size of the development and how close it is to the neighbouring property, overlooking due to landscape) and that only 5 neighbours were informed.</p>

Reference	Address	Summary
		<p>Councillor Holland has asked the Case Officer for a response to these comments. Councillor Slatter proposed no objection subject to all neighbour comments being taken into consideration. Councillor Cartwright seconded the proposal. Vote: all in favour RESOLVED No objection subject to all neighbour comments being taken into consideration.</p>
22/P/0977/HZ4	2 Serbert Road Portishead	<p>Revocation of hazardous substances consent ref no 96/0001/HAZ for a licence to store up to 105,000kg of liquid petroleum gas canisters of up to 0.45kgs at Gordano Gate Development, Wyndham Way, Portishead There had been no call prior to the publishing of the meeting agenda for this item to be discussed by the committee.</p>
22/P/2199/FUH	31 Clevedon Road, BS20 6TF	<p>Proposed demolition of existing lean-to, and proposed erection of a two-storey rear extension. The meeting noted that there was 1 supporting comment online. Councillor Slatter proposed no objection subject to no objection from neighbours. Councillor Holland seconded the proposal. Vote: all in favour RESOLVED No objection subject to no objection from neighbours.</p>
22/P/2144/FUH	The Cottage, Church Road South, BS20 6PU	<p>Proposed alteration and extension of the existing ancillary accommodation building (The Stables) to create additional living space, bedroom and parking space. Alterations to The Cottage northwest extension utility room; alteration to the Cottage / Stables link to provide new garden access. Erection of 2no. new storage sheds in southwest corner of rear garden. The meeting discussed the material of the proposed gate and the plan showing onsite parking. It was felt that the architect had tried to be sympathetic with the design. There were no comments to note online. Councillor Slatter proposed no objection. Councillor Mason seconded the proposal. Vote: all in favour RESOLVED No objection</p>
22/P/2145/LBC	The Cottage, Church Road South, BS20 6PU	<p>Listed building consent for the proposed alteration and extension of the existing ancillary accommodation building (The Stables) to create additional living space, bedroom and parking space. Alterations to The Cottage north west extension utility room; alteration to the Cottage / Stables link to provide new garden access.</p>

Reference	Address	Summary
		<p>Erection of 2no. new storage sheds in southwest corner of rear garden.</p> <p>The meeting discussed the material of the proposed gate and the plan showing onsite parking. It was felt that the architect had tried to be sympathetic with the design.</p> <p>There were no comments to note online.</p> <p>Councillor Slatter proposed no objection.</p> <p>Councillor Mason seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED No objection</p>
22/P/2234/FUH	73 Fennel Road, BS20 7AR	<p>Proposed erection of a single storey side extension, single storey rear extension with demolition of existing rear extension. Proposed demolition of part of the front boundary wall</p> <p>It was noted that there were no comments online or objections from members. The previous application 22/P/2736/LDP was discussed.</p> <p>Councillor Slatter proposed no objection</p> <p>Councillor Davey seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED No objection</p>
22/P/2258/FUH	Nore Farm, 5 Riverleaze, BS20 8EA	<p>Proposed Demolition of Part-Front extension, Rear garage and 1No. Outbuilding. Proposed Erection of rear Porch and alteration to Window/Door Placement and other Internal alterations.</p> <p>It was noted that there were no comments online or objections from members.</p> <p>Councillor Slatter proposed no objection.</p> <p>Councillor Holland seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED No objection</p>
22/P/2267/FUH	366 Nore Road, BS20 8EY	<p>Proposed erection of a rear conservatory.</p> <p>There were no comments online or objections from members. A discussion took place regarding the former use of the site.</p> <p>Councillor Slatter proposed no objection.</p> <p>Councillor Mason seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED No objection</p>
22/P/1372/FUH	55 Denny View, BS20 8BT	<p>Proposed formation of a front parallel parking space</p> <p>There were no comments online or objections from members.</p> <p>Councillor Slatter proposed no objection.</p> <p>Councillor Cartwright seconded the proposal.</p> <p>Vote: all in favour. Councillor Davey abstained.</p> <p>RESOLVED No objection</p>

Reference	Address	Summary

PL1230 Late Planning Applications & Consultations:

North Somerset Council's Planning Register for plans registered week commencing 26th September 2022 – the following plans were only received on Monday 3rd October 2022, after this meeting agenda had been published, and so there had been insufficient time for members to view all the plans.

Reference	Address	Summary
22/P/2149/FUH	3 Hawthorn Close, BS20 8HQ	Proposed erection of a two-storey side extension, two storey rear extension, single storey rear extension, with balcony above. Proposed extension to basement space and construction of underground garden store (outbuilding) Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2 nd November 2022. Councillor Davey seconded the proposal. Vote: all in favour RESOLVED Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.
22/P/2243/FUH	37 Clevedon Road, BS20 6TF	Proposed erection of a single storey rear/side extension. Tanya: will request a time extension. Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2 nd November 2022. Councillor Davey seconded the proposal. Vote: all in favour RESOLVED Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.
22/P/2276/AOC	18 Halliwell Road, BS20 8JP	Discharge Condition No. 10 (Waste and Recycling) and 11 (Landscape Scheme) from application No. 22/P/1174/FUL The meeting understood that this application had already been approved by North Somerset Council.
22/P/2293/FUH	311 Nore Road, BS20 8EN	Proposed erection of a summerhouse at the rear of the property. Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2 nd November 2022. Councillor Davey seconded the proposal. Vote: all in favour RESOLVED

		Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.
22/P/2302/FUH	91 - 93 Nore Road, BS20 6JZ	<p>Retrospective Application for Refurbishment of Existing Main property and Coach House. To Include, Demolition of existing multi-storey outbuilding and erection of a new Multi-storey connecting extension between the main building and couch house. Proposed extension to the rear of the coach house and internal structural alterations. Large scale landscaping alterations to both front and rear gardens, with the creation of a front car port.</p> <p>Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November 2022.</p> <p>Councillor Davey seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED</p> <p>Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.</p>
22/P/2330/FUH	11 Woodhill Avenue, BS20 7EX	<p>Proposed erection of a first-floor extension over the existing garage to create an office and bathroom.</p> <p>Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November 2022.</p> <p>Councillor Davey seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED</p> <p>Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.</p>
22/P/2335/LDP	28 Mead Road, BS20 6RZ	<p>Certificate of lawful development for a proposed Loft conversion with a rear flat roof dormer.</p> <p>Tanya: will request a time extension.</p> <p>Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November 2022.</p> <p>Councillor Davey seconded the proposal.</p> <p>Vote: all in favour</p> <p>RESOLVED</p> <p>Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.</p>
22/P/2343/LDP	Gatehouse, Lake Road, BS20 7JA	<p>Certificate of lawful development for a proposed single storey rear infill extension to provide additional kitchen space</p> <p>Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to</p>

		<p>consider this application at its next meeting on 2nd November 2022. Councillor Davey seconded the proposal. Vote: all in favour RESOLVED Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.</p>
22/P/2347/FUH	3 Quantock Road, BS20 6DR	<p>Proposed erection of a rear conservatory Councillor Slatter proposed that the Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November 2022. Councillor Davey seconded the proposal. Vote: all in favour RESOLVED Town Council writes to the relevant Case Officer requesting a time extension to consider this application at its next meeting on 2nd November.</p>

North Somerset Council – Portishead Neighbourhood Plan

The meeting noted that North Somerset Council is consulting on the Portishead Neighbourhood Plan that was submitted to North Somerset Council for scrutiny by an independent Examiner. There is a final chance to comment on the plan before Friday 18th November at 5.00pm. Full details can be found either online <https://n-somerset-pc.inconsult.uk/portisheadplan/consultationHome> or at Portishead Library, which is open
Monday: closed
Tuesday to Friday: 9:30am - 5pm*
Saturday: 9:30am - 1pm
*Opens 10am on the second Thursday of the month

There was no recommendation to comment, this is part of North Somerset Council's process.

PL1231 Consultations:

North Somerset Council – Bus Service Improvement Plan (BSIP):

Members were made aware that North Somerset Council is currently consulting on its bus service improvement plan that outlines a major investment programme by North Somerset Council in partnership with the West of England Combined Authority. The first package of schemes set for construction beginning in 2023. There are seven currently planned:

A38 at Barrow Gurney
A370 Long Ashton bypass
A370 at Brockley Combe
A370 at Wood Hill
A370 at Congresbury Smallway junction
A369 at Beggar Bush Lane
A369 Martcombe Road

The consultation closes Friday 21st October 2022.

Full details can be found here: <https://www.n-somerset.gov.uk/my-services/parking-travel-roads/transport-travel/bus-travel/bus-service-improvement->

[plan#:~:text=The%20Bus%20Service%20Improvement%20Plan,the%20use%20of%20private%20vehicles.](#)

A discussion took place regarding the need to respond on the basis that locations are not within Portishead, but the route could be paramount to continue offering a bus service in/out of Bristol. Councillors Mason, Cartwright and Whitfield offered to form a Working Party to consider the consultation and form a response to be emailed to the Deputy Clerk. This will then be circulated to members of the committee and a formal response to the consultation will be made on behalf of the Town Council.

Councillor Slatter proposed, and Councillor Mason seconded, giving delegated authority to Councillors Mason, Cartwright, and Whitfield to form a response to the consultation on behalf of the committee subject to circulating their response to members via the Deputy Clerk.

Vote: all in favour.

RESOLVED

Delegated authority be given to Councillors Mason, Cartwright, and Whitfield to form a response to the consultation on behalf of the committee subject to circulating their response to members via the Deputy Clerk.

Town and Country Planning Act 1990 – Appeal under section 78:

Site: 33 Beach Road West, Portishead

Appeal reference: APP/DO121/W22/3302028

Application reference: 21/P/3023/FUL

The meeting noted an appeal that has been made to the Planning Inspectorate against North Somerset Council's decision to refuse permission. The appeal will be determined by written representations in accordance with Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

The comments already made by Portishead Town Council will be provided to the Planning Inspectorate and the appellant. There is the opportunity for Portishead Town Council to make further comments or modify/withdraw its previous representations before 2nd November 2022

Members discussed the option to make additional comments or amendment its existing comments.

Councillor Slatter proposed, and Councillor Mason seconded taking no further action.

Vote: all in favour

RESOLVED

No further action is taken.

PL1932 For information only:

Planning applications not requiring consultation:

The meeting noted the following applications that did not require consultation:

Reference	Address	Summary
22/P/2067/TPO	51 Sally Hill, BS20 7BH	T1 - Lime - crown thin by 20% and crown lift to 4m
22/P/2214/AOC	Proposed New Building 52 Martingale Way Portishead	Request to discharge condition 4 from application No. 18/P/3512/FUL
22/P/2194/DCO	Hinkley Point C Connection Project, Between Bridgwater In Somerset And Seabank Substation, North Of Avonmouth	Formal Submission to discharge of Requirement 20 (Removal of temporary bridges and culverts for Stage 2.1 of the authorised development) of the National Grid (Hinkley Point C Connection Project) Order 2016

PL1933 North Somerset Council Decisions – information only:

The meeting noted the following decisions made by North Somerset Council:

Planning Application No.	Address	Decision
22/P/1900/HHPA	37 Clevedon Road, BS20 6TF	Prior approval refused
22/P/1690/FUH	1 Lipgate Place, Clevedon Road	Approved
22/P/1652/FUL	28 - 30 High Street, BS20 6EN	Refused
22/P/1500/FUH	6 Seaview Road, BS20 8HL	Approved
22/P/1487/TPO	132 Hillside Road, BS20 8LG	Approved
22/P/1874/LDP	1 Heron Gardens, BS20 7DH	Approved, lawful
22/P/1835/LDP	73 Fennel Road, BS20 7AR	Approved, lawful
22/P/1942/AOC	156 High Street, BS20 6PY	Approved with conditions
22/P/1842/TPO	20C Devonshire Drive, BS20 8EF	Approved
22/P/1791/LBC	47 Woodhill Road, BS20 7EY	Approved
22/P/1608/FUH	33A Woodhill Road, BS20 7EY	Approved
22/P/1609/LBC	33A Woodhill Road, BS20 7EY	Approved
22/P/2276/AOC	18 Halliwell Road, BS20 8JP	Approved
22/P/2157/TEN	Pavement Outside 3 South Avenue, BS20 7EP	Unconditional approval
22/P/1959/FUH	2 Heron Gardens, BS20 7DH	Approved
22/P/1679/FUH	Westholm Lake Road, BS20 7JA	Approved
22/P/1803/HHPA	Middle Bridges, Bristol Road, BS20 6QG	Prior approval refused
22/P/1758/HHPA	16 Rodmoor Road, BS20 7JE	Prior approval not required
22/P/1326/FUH	252 Down Road, BS20 8HY	Approved

PL1934 North Somerset Council – road closures:

The meeting noted the following road closures and that the list was not exhaustive owing to late closures from Truespeed:

29.09.22 for 2 days Eastcliff (#84): Wessex Water

19.09.22 for 3 days Pier Road, junction with Pier Road: BT

12.12.22 13:00-21:00 Portishead High Street: Portishead Victorian Evening

PL1935 Matters for next meeting:

10.1 Late Planning Applications and Consultations

10.2 Visit to docks

PL1936 **Date of the next meeting:**

Wednesday 2nd November 2022 in the Eve Wigan room.

Meeting closed: 8.06pm

DRAFT